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## REPORT TO PLANNING COMMISSION

### CITY OF ARNOLD

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**APPLICATION #:** PC-2020-002

**APPLICATION NAME:** Application to Amend Municipal Code Chapter 405 (Zoning) - Building and Site Design Standards

**APPLICANT:** City of Arnold

**REQUEST:** A City-initiated request to amend Chapter 405, Zoning, of the Code of Ordinances to modify building and site design standards for various uses.

**MEETING DATE:** February 11, 2020

**REPORT DATE:** February 4, 2020

**CASE MANAGER:** David B. Bookless, AICP

**ACTION REQUESTED**

- 1) Provide feedback to staff for a refined report and additional discussion.
- 2) Keep hearing open to allow future discussion.





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### BACKGROUND

In response to a number of complaints from elected and appointed officials, as well from the general public, Staff began exploring issues surrounding building and site design in the City of Arnold. The purpose of this report is to encourage discussion of the issue by the Planning Commission; with such discussion potentially leading to amendments to the Zoning Ordinance.

### DISCUSSION/ANALYSIS

*The analysis by Staff that follows is intended to allow the Planning Commission to reach the most informed decision possible and to facilitate discussion. Such discussion is important to identify and consider any potential unintended consequences of the proposed amendment.*

### GENERAL ISSUE

Staff has been made aware of a number of concerns raised by city officials and the general public, about existing development in the City of Arnold, that might have been avoided if standards were in place to ensure that new and remodeled buildings constructed in the City to add character and value to the community.

### CURRENT ZONING REGULATIONS

As part of the site plan review process, Staff and the Commission review both the site design and architectural elevations of proposed developments. However, there are limited formal guidelines or standards to reference in the Zoning Ordinance. This results in applicants not knowing what the expectations of the City are in this regard. When review is then conducted, the City runs the risk of being inconsistent with what is required from applicants.

### WHAT MIGHT SITE AND BUILDING DESIGN STANDARDS ACCOMPLISH?

*By establishing formal standards, applicants can better anticipate what the City desires, as well as the development costs associated. The City can then apply standards in a fair, firm, and consistent manner. While not a complete list, standards can be developed that are intended to:*

- Create transitions and relationships among the adjacent developments.
- Specify the appropriate relationship of buildings, site elements, open spaces, and public rights-of-way.
- Create value, identity and character within neighborhoods and districts through diverse architectural styles and a variety of design details.
- Connect buildings to the broader built environment through consistent orientation and design elements.
- Activate public streetscapes and other public spaces with pedestrian scale design.
- Create consistent well-designed building frontages along streets and other public spaces, suitable to the site context and environment.
- Include uniform application of basic design qualities and materials on all sides of buildings.
- Encourage architectural diversity appropriate to a site's immediate context.
- Screen or eliminate building elements dedicated to loading, vehicle access, or other

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intensive service areas from prominent positions on streetscape or from adjacent property.

- Minimize the impact of external utilities, such as cabinets, mechanical equipment, conduits and storage areas on the public viewshed.
- Protect the character and values of adjacent properties and the public realm by creating criteria relating to building mass and scale that establish the relationship of buildings to the public viewshed.
- Create effective transitions from the public rights-of-way to private areas through the design, location, and orientation of buildings.

### **EXAMPLES OF ISSUES OF CONCERN**

*The following examples are intended for consideration and to encourage discussion. Whether any, all, or other such items are to be addressed in any draft is up to the Planning Commission with a final determination by the City Council.*

#### **Residential**

- Exposed concrete foundation walls
  - Untreated vs. Treated
  - Maintenance issues
  - Aesthetic issues
  - Which residential types? (Single-, two-, three-, four-, multi-family)





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- Rooftop sections
  - Consistency of material between individual dwelling units
  - Maintenance issues
  - Aesthetic issues
  - Which residential types? (Single-, two-, three-, four-, multi-family)



- Facades
  - Masonry requirements
  - Materials on street-facing, neighbor-facing, all facades
  - Breaking up building mass, long facades, etc.
  - Which residential types? (Single-, two-, three-, four-, multi-family)



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- Site Design
  - Preservation of natural features and topography
  - Vehicular ingress/egress, circulation and parking
  - Pedestrian circulation and connectivity
  - Building separation
  - Lot coverage, open space, and landscaping
  - Buffering, screening, trash enclosures, etc.
  - Which residential types? (Single-, two-, three-, four-, multi-family)



### Non-residential

- Architectural design
  - Consistency/Compatibility with existing development in the immediate area
  - Encourage the use of variation of detail, form, and site design to provide visual interest
  - Articulation of overly-long facades and bay doors, the use of different textures, complementary colors, shadow lines and contrasting shapes
  - Consideration of durable materials, proportions, and shapes
  - Require use of masonry materials with particular emphasis on all elevations facing a public viewsheds. Prohibit use of metal ribbed panel siding
  - Consistency/Compatibility of architectural treatments on all sides
  - Screening of exterior mechanical, electrical, rooftop, and other exterior equipment
- Site design
  - Impact on existing adjacent development
  - Vehicular ingress/egress, circulation and parking (e.g. traffic study/assessment)
  - Facilitate entry and circulation of emergency vehicles
  - Pedestrian circulation and connectivity
  - Lot coverage, open space, and landscaping
  - Buffering, screening, trash enclosures, etc.



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Façade Design



Pedestrian Design



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### Site Design







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#### **NEXT STEPS**

Staff is requesting that you consider the concepts and issues discussed in this report, drive around Arnold, St. Louis County, or elsewhere; consider development patterns, site design architecture, etc.; and be prepared to discuss your thoughts with the Staff and the Commission.

Staff will present a draft amendment for your consideration only after the Commission has finished its discussions. The Commission may then choose to act by making recommendation to Council for their consideration.

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